

ENTERED

January 31, 2024

Nathan Ochsner, Clerk

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

IN RE:

GALLERIA 2425 OWNER, LLC,

Debtor.

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§

CASE NO: 23-34815

CHAPTER 11

**ORDER ABATING MOTION TO CONVERT TO CHAPTER 7
AND APPOINTING CHAPTER 11 TRUSTEE**

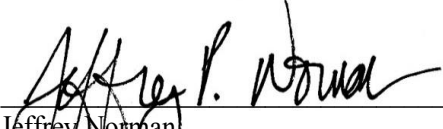
Before the Court is the Motion to Convert (ECF No. 72) filed by National Bank of Kuwait; S.A.K.P. Hearing was held on January 31, 2024. For the reasons stated on the record the Court sua sponte **ORDERS** the appointment of a Chapter 11 Trustee.

The United States Trustee shall confer with the debtor and determine if there are sufficient funds available from the debtor or third parties to fund a Chapter 11 Trustee. Should sufficient funds not be available, or the United States Trustee is unable to find a suitable candidate then the Trustee shall so report.

Should a Trustee not be appointed then the Court will convert the case sua sponte to Chapter 7.

SO ORDERED.

SIGNED 01/31/2024



Jeffrey P. Norman
United States Bankruptcy Judge

United States Bankruptcy Court
Southern District of Texas

In re:
Galleria 2425 Owner, LLC
Debtor

Case No. 23-34815-jpn
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0541-4

User: ADIuser

Page 1 of 3

Date Rcvd: Feb 01, 2024

Form ID: pdf001

Total Noticed: 41

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 03, 2024:

Recip ID	Recipient Name and Address
db	+ Galleria 2425 Owner, LLC, 1001 West Loop South 700, Houston, TX 77027-9084
cr	+ 2425 WL, LLC, 2425 West Loop South 11th floor, Houston, TX 77027-4304
cr	+ CC2 TX, LLC, c/o Howard Marc Spector, Spector & Cox, PLLC, 12770 Coit Road Suite 850, Dallas, TX 75251-1364
cr	+ Rodney Drinnon, McCathern Houston, 2000 W Loop S, Ste. 1850, Houston, TX 77027-3744
12601583	+ 2425 WL, LLC, 13498 Pond Springs Rd., Austin, TX 78729-4422
12601584	+ ADT, PO Box 382109, Pittsburgh, PA 15251-8109
12601585	+ Ali Choudhry, 1001 West Loop South 700, Houston, TX 77027-9084
12601586	+ Ash Automated Control Systems, LLC, PO Box 1113, Fulshear, TX 77441-2013
12601588	+ CFI Mechanical, Inc, 6109 Brittmoore Rd, Houston, TX 77041-5610
12601591	+ CNA Insurance Co, PO Box 74007619, Chicago, IL 60674-7619
12601587	+ Caz Creek Lending, 118 Vintage Park Blvd No. W, Houston, TX 77070-4095
12601589	Cirro Electric, PO Box 60004, Dallas, TX 75266
12601590	+ City of Houston, PO Box 1560, Houston, TX 77251-1560
12601593	+ Datawatch Systems, 4520 East West Highway 200, Bethesda, MD 20814-3382
12601594	+ Environmental Coalition Inc, PO Box 1568, Stafford, TX 77497-1568
12601595	+ Ferguson Facilities Supplies, PO Box 200184, San Antonio, TX 78220-0184
12601596	+ Firetron, PO Box 1604, Stafford, TX 77497-1604
12601597	+ First Insurance Funding, 450 Skokie Blvd, Northbrook, IL 60062-7917
12601598	#+ Gulfstream Legal Group, 1300 Texas St, Houston, TX 77002-3509
12601600	+ HNB Construction, LLC, 521 Woodhaven, Ingleside, TX 78362-4678
12601599	+ Harris County Tax Assessor, PO Box 4622, Houston, TX 77210-4622
12601601	+ Kings 111 Emergency Communications, 751 Canyon Drive, Suite 100, Coppell, TX 75019-3857
12601602	+ Lexitas, PO Box Box 734298 Dept 2012, Dallas, TX 75373-4298
12601603	+ Logix Fiber Networks, PO Box 734120, Dallas, TX 75373-4120
12601604	+ MacGeorge Law Firm, 2921 E 17th St Bldg D Suite 6, Austin, TX 78702-1572
12601605	+ Mueller Water Treatment, 1500 Sherwood Forest Dr., Houston, TX 77043-3899
12601606	+ National Bank of Kuwait, 299 Park Ave. 17th Floor, New York, NY 10171-0023
12601607	+ Nationwide Security, 2425 W Loop S 300, Houston, TX 77027-4205
12601608	+ Nichamoff Law Firm, 2444 Times Blvd 270, Houston, TX 77005-3253
12601609	+ TKE, 3100 Interstate North Cir SE 500, Atlanta, GA 30339-2296
12601610	+ Waste Management, PO Box 660345, Dallas, TX 75266-0345
12601611	+ Zindler Cleaning Service Co, 2450 Fondren 113, Houston, TX 77063-2314

TOTAL: 32

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/Text: houston_bankruptcy@LGBS.com	Feb 01 2024 20:03:00	City of Houston, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
cr	Email/Text: taxbankruptcy.cao@harriscountytexas.gov	Feb 01 2024 20:03:00	Harris County, ATTN: Property Tax Division, Harris County Attorney's Office, P.O. Box 2928,

District/off: 0541-4
Date Rcvd: Feb 01, 2024

User: ADIuser
Form ID: pdf001

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Total Noticed: 41

			Houston, TX 77252-2928, UNITED STATES
cr	Email/Text: houston_bankruptcy@LGBS.com	Feb 01 2024 20:03:00	Houston Community College System, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
cr	Email/Text: houston_bankruptcy@LGBS.com	Feb 01 2024 20:03:00	Houston ISD, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
12609381	Email/Text: houston_bankruptcy@LGBS.com	Feb 01 2024 20:03:00	City of Houston, c/o Tara L. Grundemeier, Linebarger Goggan Blair & Sampson LLP, PO Box 3064, Houston, TX 77253-3064
12601592	+ Email/Text: documentfiling@lciinc.com	Feb 01 2024 20:03:00	Comcast, PO Box 60533, City of Industry, CA 91716-0533
12601597	^ MEBN	Feb 01 2024 20:02:48	First Insurance Funding, 450 Skokie Blvd, Northbrook, IL 60062-7917
12609407	Email/Text: houston_bankruptcy@LGBS.com	Feb 01 2024 20:03:00	Houston Community College System, c/o Tara L. Grundemeier, Linebarger Goggan Blair & Sampson LLP, PO Box 3064, Houston, TX 77253-3064
12609406	Email/Text: houston_bankruptcy@LGBS.com	Feb 01 2024 20:03:00	Houston ISD, c/o Tara L. Grundemeier, Linebarger Goggan Blair & Sampson LLP, PO Box 3064, Houston, TX 77253-3064
12626800	+ Email/Text: ustpregion07.hu.ecf@usdoj.gov	Feb 01 2024 20:03:00	U.S. Trustee's Office, 515 Rusk, Suite 3516, Houston, Texas 77002-2604

TOTAL: 10

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		2425 West Loop, LLC
cr		National Bank of Kuwait, S.A.K.P., New York Branch

TOTAL: 2 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 03, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 31, 2024 at the address(es) listed below:

Name	Email Address
Charles Clayton Conrad	on behalf of Creditor National Bank of Kuwait S.A.K.P., New York Branch charles.conrad@pillsburylaw.com, nancy.jones@pillsburylaw.com;docket@pillsburylaw.com

District/off: 0541-4
Date Rcvd: Feb 01, 2024

User: ADIuser
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Charles Clayton Conrad	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch charles.conrad@pillsburylaw.com, nancy.jones@pillsburylaw.com;docket@pillsburylaw.com
D. Hunter Polvi	on behalf of Plaintiff Naissance Galleria LLC polvih@passmanjones.com
David W Tang	on behalf of Defendant Azeemeh Zaheer airtang@gmail.com
Howard Marc Spector	on behalf of Creditor CC2 TX LLC hspector@spectorcox.com, sshank@spectorcox.com;ahawkins@spectorcox.com;slthorn@spectorcox.com;sarah@spectorcox.com;hspector@ecf.courtdrive.com;sarah@spectorcox.com;sarah@spectorcox.com;hspector@ecf.courtdrive.com
James Q. Pope	on behalf of Debtor Galleria 2425 Owner LLC ecf@thepopelawfirm.com, ecfigotnotices@gmail.com;jpope@jubileebk.net;ecf@casedriver.com
James Q. Pope	on behalf of Plaintiff Galleria 2425 Owner LLC ecf@thepopelawfirm.com ecfigotnotices@gmail.com;jpope@jubileebk.net;ecf@casedriver.com
James Q. Pope	on behalf of Plaintiff Naissance Galleria LLC ecf@thepopelawfirm.com, ecfigotnotices@gmail.com;jpope@jubileebk.net;ecf@casedriver.com
James Robert MacNaughton	on behalf of Creditor 2425 West Loop LLC robert@porterpowers.com
Jana Smith Whitworth	on behalf of U.S. Trustee US Trustee jana.whitworth@usdoj.gov
Reese W Baker	on behalf of Plaintiff Galleria 2425 Owner LLC courtdocs@bakerassociates.net i.go@bakerassociates.net;igotnotices@gmail.com;courtdocsbaker@gmail.com;reese.baker@bakerassociates.net;bakernotices@gmail.com;baker5151calendar@gmail.com;staff@bakerassociates.net;bakerassociates@jubileebk.net
Reese W Baker	on behalf of Debtor Galleria 2425 Owner LLC courtdocs@bakerassociates.net, i.go@bakerassociates.net;igotnotices@gmail.com;courtdocsbaker@gmail.com;reese.baker@bakerassociates.net;bakernotices@gmail.com;baker5151calendar@gmail.com;staff@bakerassociates.net;bakerassociates@jubileebk.net
Rodney Lee Drinnon	on behalf of Defendant Azeemeh Zaheer rdrinnon@mccathernlaw.com eutermohlen@mccathernlaw.com;snunez@mccathernlaw.com;dclark@mccathernlaw.com;dchester@mccathernlaw.com
Rodney Lee Drinnon	on behalf of Creditor Rodney Drinnon rdrinnon@mccathernlaw.com eutermohlen@mccathernlaw.com;snunez@mccathernlaw.com;dclark@mccathernlaw.com;dchester@mccathernlaw.com
Ryan Steinbrunner	on behalf of Creditor National Bank of Kuwait S.A.K.P., New York Branch ryan.steinbrunner@pillsburylaw.com
Stephen Wayne Sather	on behalf of Creditor 2425 WL LLC ssather@bn-lawyers.com, plevine@bn-lawyers.com;cchristensen@bn-lawyers.com;padair@bn-lawyers.com;sfarronay@bn-lawyers.com
Susan R. Fuertes	on behalf of Creditor Harris County ATTN: Property Tax Division taxbankruptcy.cao@harriscountytexas.gov
Tara L Grundemeier	on behalf of Creditor Houston ISD houston_bankruptcy@lgbs.com
Tara L Grundemeier	on behalf of Creditor Houston Community College System houston_bankruptcy@lgbs.com
Tara L Grundemeier	on behalf of Creditor City of Houston houston_bankruptcy@lgbs.com
US Trustee	USTPRegion07.HU.ECF@USDOJ.GOV

TOTAL: 21